

Esta M. Warrenfeltz, the Complainant, produced on her own behalf, after being duly sworn, deposes and says:

Q. Will you state your full name, age and residence.

A. Esta M. Warrenfeltz. I am 56 years old and live at 1224 Ostend Street, Baltimore, Maryland.

Q. You are the Complainant in this proceeding?

A. Yes.

Q. Where does William L. M. Albaugh and Mary M. Albaugh, his wife, and Ernest W. Albaugh, the Defendants, reside?

A. In Walkersville, Maryland.

Q. I now show you a Deed from Lucy A. Albaugh to William L. M. Albaugh, Ernest M. Albaugh and Esta M. Warrenfeltz, said Deed being dated the 20th day of October, 1942, wherein Lucy A. Albaugh reserves unto herself a life estate in a piece of real estate located in Walkersville, Frederick County, Maryland, and unto William L. M. Albaugh, Ernest M. Albaugh and Esta M. Warrenfeltz conveys the remainder there in. Is this the original Deed to the real estate in these proceedings mentioned?

A. Yes.

Q. Would you state where this property is located in Walkersville.

A. On the west side of Main Street, in Walkersville, Maryland. It has a frontage of 114 feet, more or less, and runs back for a depth of 193 feet, more or less.

Q. What, if any, improvements have been made on this real estate?

A. The real estate is improved with a six-room, weather board frame dwelling, has running water, bath, electricity. The property is in good condition and has practically a new furnace and steam heat. The property was last painted in 1946. The lawn surrounding the house is in good condition. The property also has a chicken house and a stable which can be used as a garage.

Q. Are all the parties to this cause adults?

A. Yes.

Q. Is the real estate mentioned in these proceedings susceptible to division among the parties entitled thereto, in kind, without great loss and damage?

A. No.

Q. Do you feel that it would be to the advantage of all parties concerned that this property be sold under the Order of the Circuit Court for Frederick County and the proceeds divided among the parties according to their respective interest?

A. Yes.

Q. Are you familiar with the value of real estate in Walkersville?

A. Yes. I lived there with my mother until March, 1947.

Q. In your opinion, what do you feel would be a fair appraisal of the property mentioned in these proceedings.

A. The property is now assessed for \$3,100 and I feel that <sup>at</sup> the property public sale the property should bring at least eight or nine thousand dollars, with the possibility of it bringing more.

Cross examination waived by Holden S. Felton, Solicitor for Respondents.  
To the General Interrogatory. Nothing further.  
Signature of witness waived by agreement of counsel.